



110 Lawson Road, Blackpool, FY3 9TB

Price: £210,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Beautifully Presented Three Bedroom Semi Detached Home
- Modern Sophisticated Décor Throughout
- Spacious Lounge With Feature Fireplace
- Stylish Fitted Kitchen With Integrated Appliances
- Generous Private Rear Garden With Sunny Aspect
- Large Driveway Providing Off Road Parking
- Sought After Location Near Schools And Amenities

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INTRODUCTION

This beautifully maintained three-bedroom semi-detached home, ideally situated in Blackpool. The property is finished with modern, sophisticated décor throughout and occupies a lovely private plot, enjoying a deceptively spacious rear garden.

The ground floor offers well-balanced living accommodation, comprising a welcoming lounge featuring an open working fire and built-in storage, a separate dining room with patio doors opening onto the rear garden, and a stylish, well-equipped kitchen fitted with a range of contemporary units and integrated appliances.

To the first floor, the property continues to impress with three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a modern family bathroom complete with a sleek suite and separate shower enclosure.

Externally, the home boasts a generously sized and private rear garden with a desirable south-westerly aspect, ideal for enjoying outdoor living. To the front, there is a large tandem driveway providing off-road parking for multiple vehicles, alongside pleasant open views over Lawson Fields.

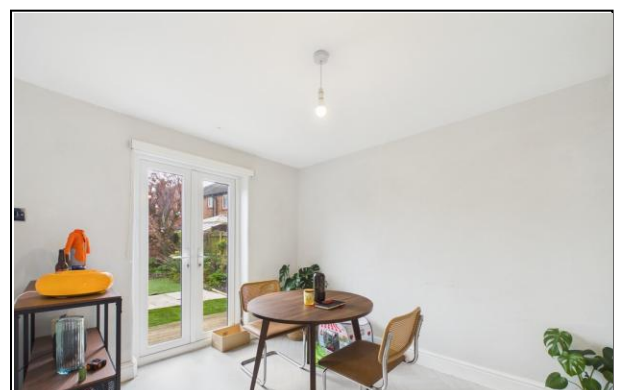
The property is perfectly positioned within a highly sought-after catchment area for both primary and secondary schools, many of which are rated 'Good' to 'Outstanding' by Ofsted. It also benefits from excellent access to local amenities, shops, and transport links, with Lawson Fields just a short walk away.

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"



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PLEASE NOTE

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01/04/2026



110 Lawson Road, Blackpool



Ground Floor



Floor 1



Approximate total area⁽¹⁾
860 ft²
79.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

